

**NOTICE OF TRUSTEE'S SALE****DATE:** August 10, 2015**DEED OF TRUST****Date:** November 14, 2010**Grantor:** Celedonia Garcia  
140 PR 5462A  
Mexia, TX 76667**Beneficiary:** Sandstone Capital, LP  
PO Box 423  
Centerville, TX 75833**Substitute Trustee:** Tim Franklin  
PO Box 423  
Centerville, TX 75833**Recording Information:** Vol. 1356, Pg. 91, Real Property Records, Limestone County, Texas.**Property:** *Tr. 72 of 462 Land Company, Sec. 2, being 10.09 acres of land in the Pedro Verela Survey, A-30 in Limestone County, Texas, as more fully described by metes and bounds in Exhibit "A" attached hereto.***Note****Date:** November 14, 2010**Amount:** \$31,500.00**Debtor:** Celedonia Garcia**Holder:** Sandstone Capital, LP**DATE OF SALE OF PROPERTY: September 1, 2015****EARLIEST TIME OF SALE OF PROPERTY: 10:00 a.m.****LOCATION OF SALE:** Groesbeck, Texas, at the Limestone County Courthouse in the area designated for the conduct of foreclosure sales by the Commissioners of said County.

Because of default in performance of the obligations of the Deed of Trust, Trustee will sell the property at public auction to the highest bidder for cash at the place and date specified to satisfy the debt secured by the Deed of Trust. The sale will begin at the earliest time stated above or within three hours after that time.

Grantor has failed to perform obligations set out in the deed of trust, and in accordance with provisions of that instrument, Beneficiary has declared the debt that is secured immediately due and requests that the property it conveys be sold in a Trustee's Sale.

Beneficiary also appoints Trustee to act in accordance with the Deed of Trust and to sell the Property. Beneficiary requests copies of the Notice of Trustee's Sale so that the notice of the sale can be filed and furnished to Grantor in accordance with §51.002 of the Texas Property Code.




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 TIM FRANKLIN

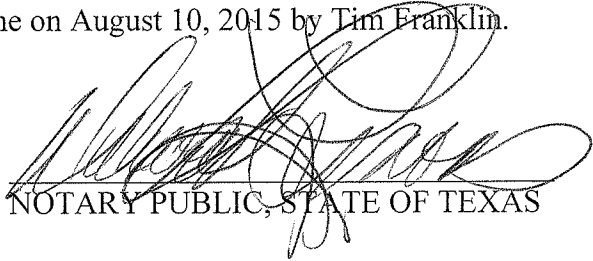
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 Not Compared  
 or Verified

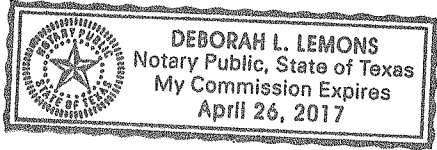
(ACKNOWLEDGMENT)

STATE OF TEXAS           §

COUNTY OF LEON         §

This instrument was acknowledged before me on August 10, 2015 by Tim Franklin.

  
NOTARY PUBLIC, STATE OF TEXAS



TRACT 72

\* \* \* F I E L D N O T E S \* \* \*

STATE OF TEXAS  
COUNTY OF LIMESTONE

FOR: 462 LAND CO. SECTION 2  
CENTERVILLE, TEXAS  
PROJECT NO. 02021

IT IS THE INTENT OF THESE FIELD NOTES TO DESCRIBE all that certain lot, tract or parcel of land being 10.09 acres of which 0.08 acres being in a 60 foot road easement in the Pedro Verela Survey A-30, in Limestone County, Texas and being part of a 185.77 acre tract deeded from Glenn Jones, Trustee to W. R. Coffey dated August 28, 2002 and recorded in Volume 1092, Page 81 of the Limestone County Official Records in Limestone County, Texas and said 10.09 acre tract being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a set 1/2 inch rebar for corner, same being the Southeast corner of a 9.95 acre tract, surveyed same date, same being the Southwest corner of a 5.52 acre tract, surveyed same date and same being the Northwest corner of a 5.40 acre tract, surveyed same date and same being South 55 deg 09' 42" West 2,435.87 feet, South 74 deg 01' 28" East 1,025.81 feet and South 15 deg 25' 29" West 320.01 feet from the Northeast corner of the said 185.77 acre tract;

THENCE South 15 deg 25' 29" West with the West line of the said 5.40 acre tract, a 5.35 acre tract, surveyed same date and a 5.30 acre tract, surveyed same date, at a distance of 314.28 feet pass a set 1/2 inch rebar, at a distance of 626.91 feet pass a set 1/2 inch rebar and continuing on a total distance of 937.18 feet to a set 1/2 inch rebar, same being the Southwest corner of the said 5.30 acre tract, same being the Northwest corner of a 5.25 acre tract, surveyed same date and same being the Northeast corner of a 5.07 acre tract, surveyed same date;

THENCE North 75 deg 31' 27" West with the North line of the said 5.07 acre tract a distance of 826.31 feet to a set 1/2 inch rebar for corner in the center of a 60 foot road easement and same being the Northwest corner of the said 5.07 acre tract and same being in the East line of a 5.03 acre tract, surveyed same date;

THENCE North 13 deg 00' 00" East with the center of the 60 foot road easement and with the East line of the said 5.03 acre tract a distance of 121.32 feet to a set 1/2 inch rebar for corner in the said line and same being the South corner of the said 9.95 acre tract;

THENCE North 60 deg 28' 57" East with the Southeast line of the said 9.95 acre tract a distance of 1,174.50 feet to the PLACE OF BEGINNING.

Contains 10.09 acres of land of which 0.08 acres being in a 60 foot road easement.

Bearings are referenced to the northernmost Southwest line of a 34.71 acre tract recorded in Volume 721, Page 578 of the Limestone County Official Records.

I, Richard J. Reed, Registered Professional Land Surveyor, do hereby declare that the above field notes are from an on the ground survey and are true and correct and that all work connected therewith was done under my supervision.

7-28-04  
Date



*Richard J. Reed*  
Richard J. Reed  
Registered Professional Land Surveyor  
State of Texas No. 1593

EXHIBIT A

00001122

Filed for Record in:  
Limestone County

On: Aug 10, 2015 at 09:35A

By: Lederle Salazar

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was  
filed on the date and time stamped hereon by me and  
was duly recorded in the named records of:  
Limestone County as stamped hereon by me.

Aug 10, 2015

Passy Beck, County Clerk  
Limestone County